

# Megan Stuart Greater Calgary Real Estate

www.CalgaryHomeLocators.com  
403-978-9117



## Listing Showcase



Sundre, AB

A2025212

\$790,000

Amazing opportunity to take forward the development of a new subdivision in Sundre. This is a beautiful 11.24 acre parcel that has been carefully planned and is fully subdivided, just pending registration. This community is medium density residential (R2) and includes 56 lots. At ~\$14,000 per lot this is incredible value! Sundre is a thriving town with a strong tourism industry, great amenities and unlimited growth potential! Don't miss this chance to take this plan forward.

## HOUSING STATISTICS

CITY OF CALGARY - FEBRUARY 2023

BENCHMARK PRICE

\$530,900



SALES

1,740

↓ 47.2% yr



NEW LISTINGS

2,389

↓ 48.6% yr

DAYS ON MARKET

33

↑ 34.5% yr

INVENTORY

2,750

↓ 23.8% yr



MONTHS OF SUPPLY

1.58

↑ 44.3% yr

creb®

## 2023 Q1 Update

### Lowest February inventory since 2006

Consistent with typical seasonal behavior sales, new listings and inventory levels all trended up compared to last month. However, with 1,740 sales and 2,389 new listings, inventory levels improved only slightly over the last month and remained amongst the lowest February levels seen since 2006.

"While higher lending rates are impacting sales activity as expected, we are seeing a stronger pullback in new listings, keeping supply levels low and supporting some stronger-than-expected monthly price gains," said CREB® Chief Economist Ann-Marie Lurie. "Prices are still below the May 2022 peak and it is still early in the year. However, if we do not see a shift in supply, we could see further upward pressure on prices over the near term."

Both sales and new listings declined over last year's record high for the month. While sales activity remained stronger than long-term trends throughout the 2015 to 2020 period, new listings fell below long-term trends.

With a sales-to-new-listings ratio of 73% and a months of supply of <2 months, the market has struggled to move into balanced territory causing further upward pressure on home prices. The unadjusted benchmark price increased by nearly two per cent over January levels and last year's prices.

Source: Calgary Real Estate Board

## About Megan

With over 20 years of sales experience, as well as having personally bought, sold, built and renovated numerous properties, Megan has successfully turned her passion for real estate into a vibrant career. To have the opportunity to help others sell their current property or realize their dreams of a new home brings Megan great satisfaction. Her attention to detail and vast knowledge of both rural and urban real estate will be a great asset to helping you reach your real estate goals.



- ◆ Residential
- ◆ Acreages
- ◆ Raw Land
- ◆ Condominium
- ◆ Recreational
- ◆ Commercial

Serving all areas within the  
Calgary Real Estate Board!

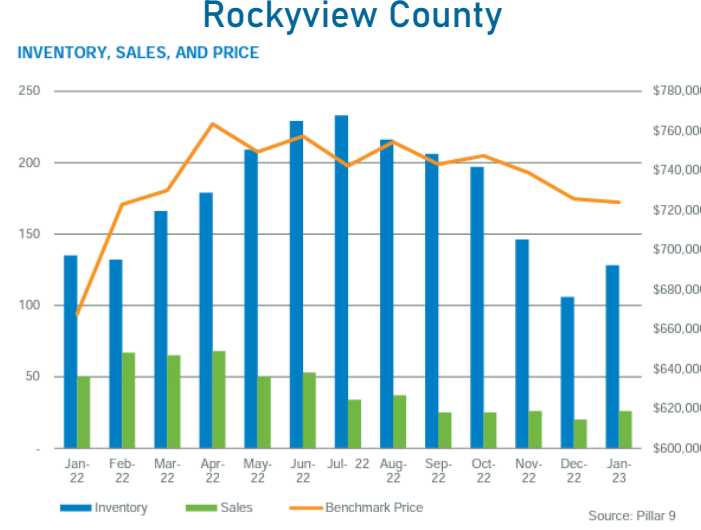
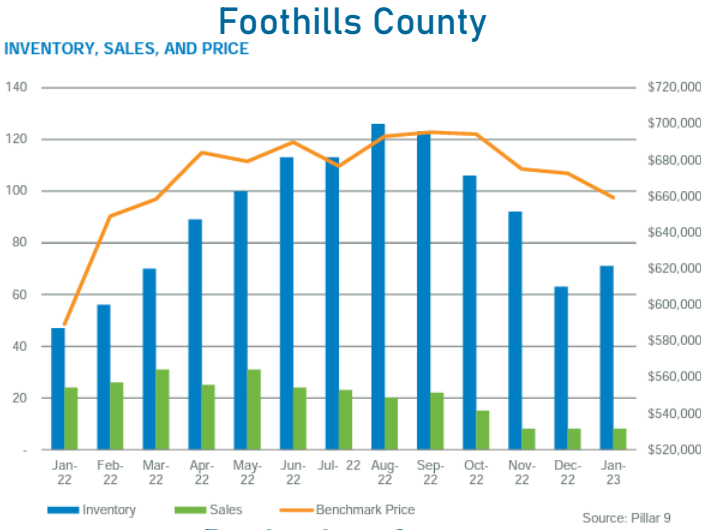
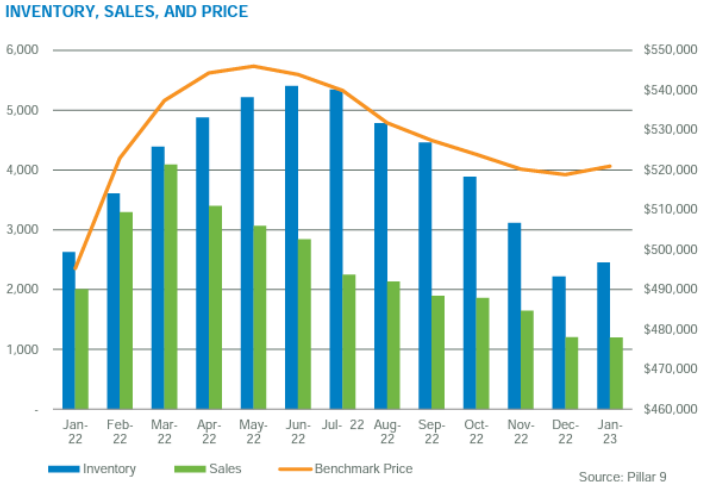
Megan@CalgaryHomeLocators.com

I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!

# Market Data – February 2023

## Calgary



For detailed statistics in your area:  
[https://www.creb.com/Housing\\_Statistics/](https://www.creb.com/Housing_Statistics/)

# HEALTH TIPS

*Cold and flu season never ending? Here are some tips to staying healthy!*

- ★ **SLEEP**
  - ✓ Adults need min 7hrs of sleep each night
  - ✓ SleepFoundation.org has a sleep calculator to help you determine if you're getting enough!
  - ✓ Sleep is essential for daily recovery and regeneration within your brain and muscles
  
- ★ **WATER** – It's well known that drinking 2L of water a day is important, but do you know why?
  - ✓ Regulates body temperature
  - ✓ Lubricates joints and skin
  - ✓ Flushes out waste and sickness
  - ✓ Maximizes physical AND mental performance
  - ✓ Aids digestion and nutrient absorption
  
- ★ **DIET** – It's Winter...We're either hibernating like bears or getting busy in preparation for Spring. Either way it's important to eat well!
  - ✓ Canada Food Guide's current recommendations are:
    - ✓ 50% fruit & vegetables
    - ✓ 25% protein
    - ✓ 25% grains
  - ✓ Eat whole/non-processed foods
  - ✓ Portion control – Try a sandwich plate for dinner instead of a big dinner plate!
  
- ★ **VITAMINS** – It's ALPHABET SOUP!
  - ✓ Vitamins from food are ideal
  - ✓ Get a dietitian or your doctor to advise.
  - ✓ Improve your diet or look for good quality supplements
  
- ★ **OUTLOOK** – A positive outlook on life is incredibly important to your health! Choose to look at the glass as half full! There's always a SILVER LINING!



## TIME FOR A DRAW!

*Email me for a chance to win!*

*In keeping with the theme of health, this quarterly draw will be for a \$50 gift card to Freshii!*



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